# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

Property	offered	for s	sale
----------	---------	-------	------

Address	46 Byron Street, Elwood Vic 3184
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,525,000

### Median sale price

Median price \$2,290,000	Property T	ype House	Suburb	Elwood
Period - From 01/07/2024	to 30/06/2	2025 Sc	ource REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		24.0 0. 04.0
1	49 Byron St ELWOOD 3184	\$1,638,000	04/07/2025
2	50 Broadway ELWOOD 3184	\$1,550,000	22/04/2025
3			

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/08/2025 16:28



Date of sale

# **JellisCraig**

Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

> **Indicative Selling Price** \$1,525,000 **Median House Price**

Year ending June 2025: \$2,290,000





# Comparable Properties



49 Byron St ELWOOD 3184 (REI)

Price: \$1,638,000 Method: Private Sale Date: 04/07/2025 Property Type: House Agent Comments



50 Broadway ELWOOD 3184 (REI/VG)

Agent Comments

Price: \$1,550,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 345 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9194 1200



